

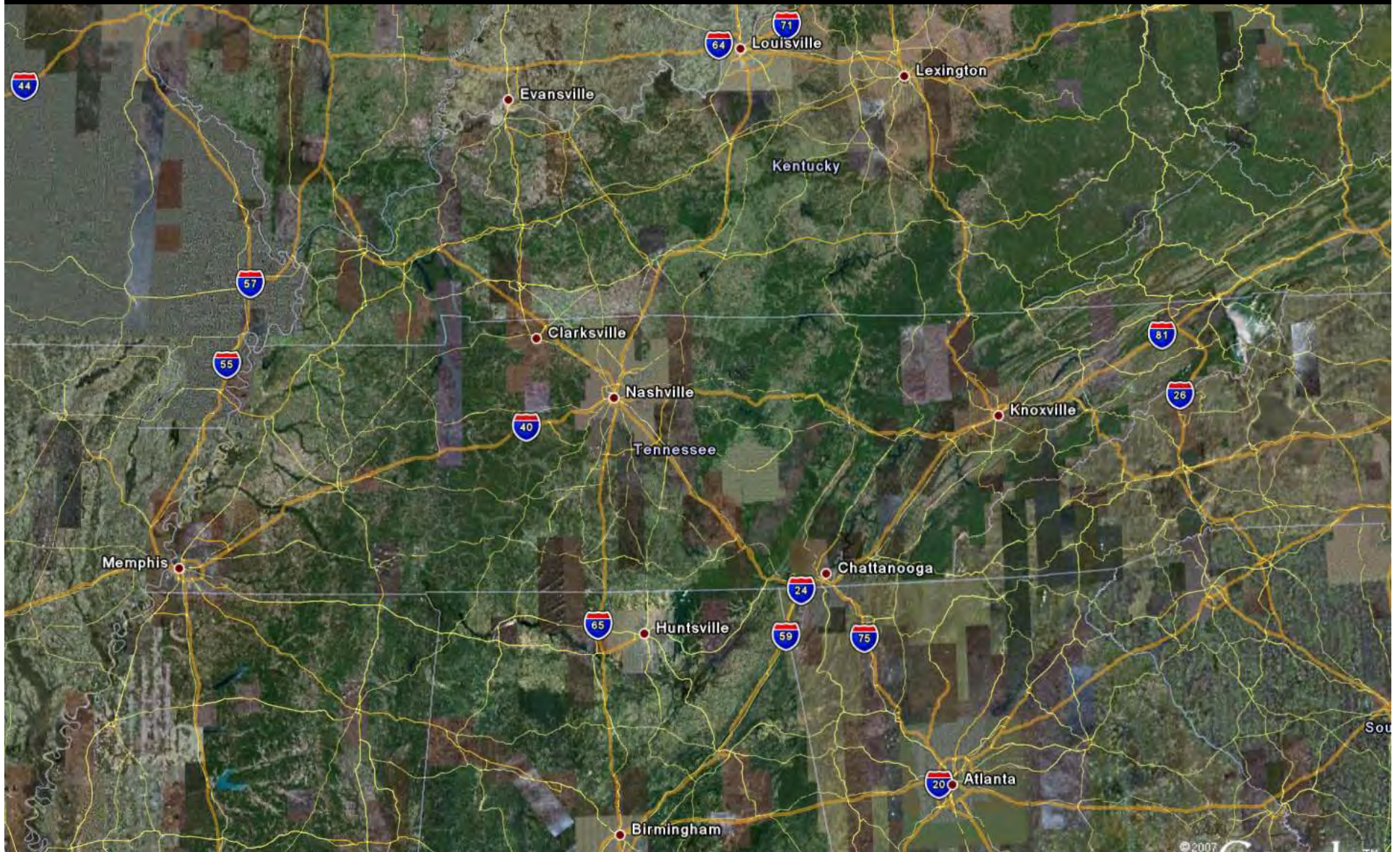


Baton Rouge
Boulder
Celebration
Dallas
Jacksonville
Memphis
Nashville
Princeton
Rosemary Beach

Looney Ricks Kiss Architects

Rural Stewardship Tennessee Farmland Legacy Conference

October 10, 2008













PUCKETT'S
i-RITE

AND PATTON
SALNIKOVA
MONTANA 6/23

PUCKETT'S
RESTAURANT























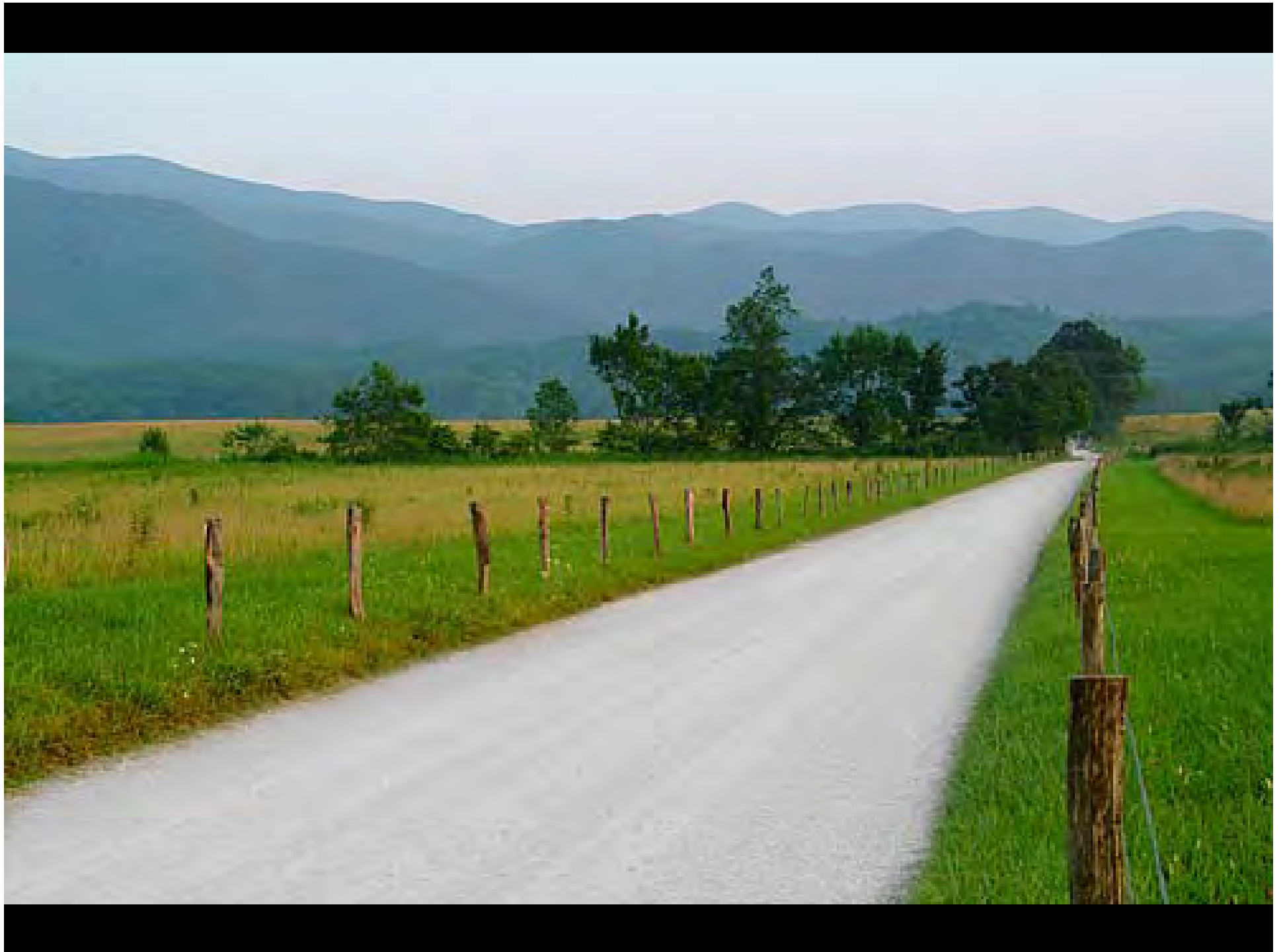






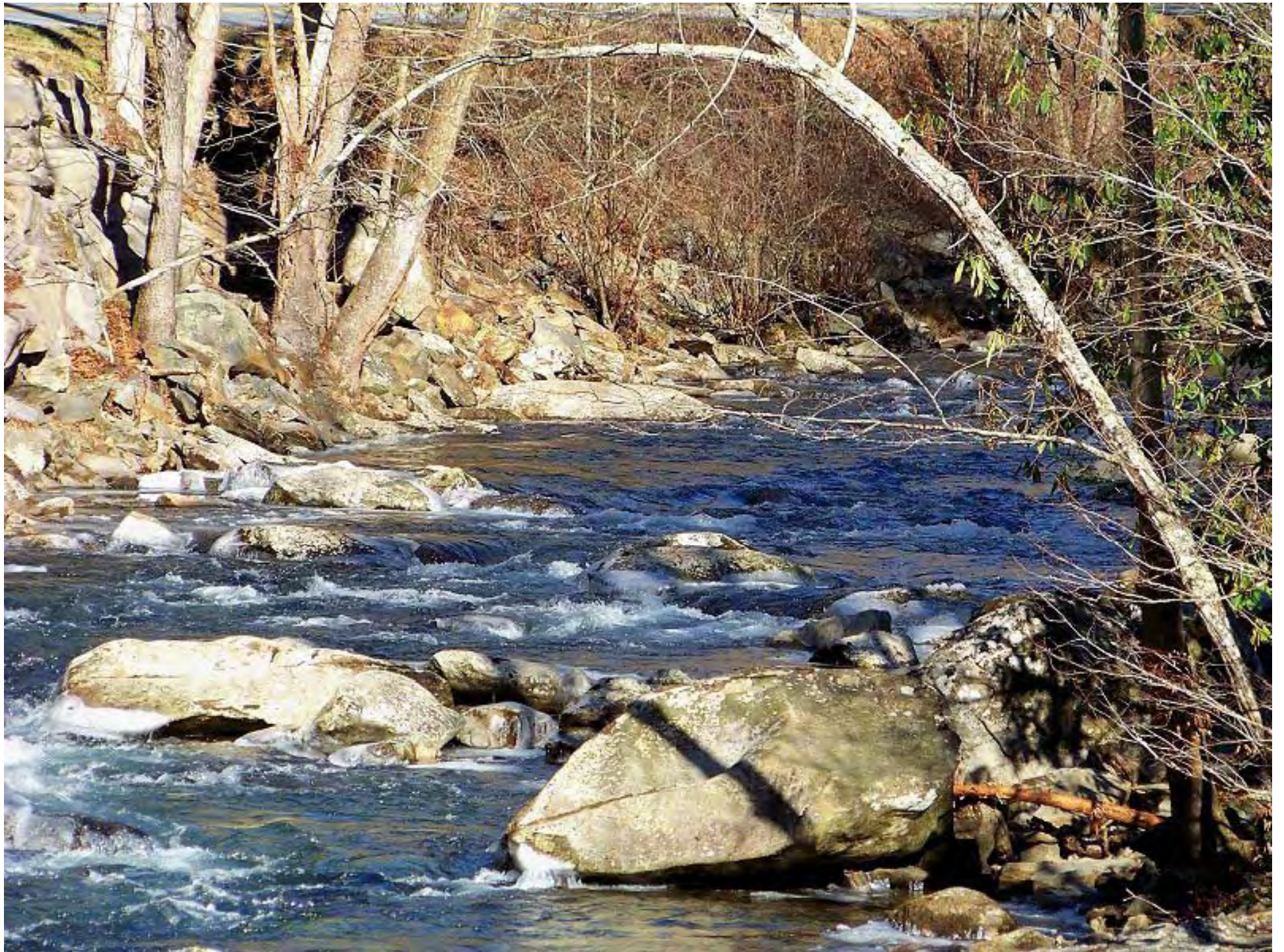






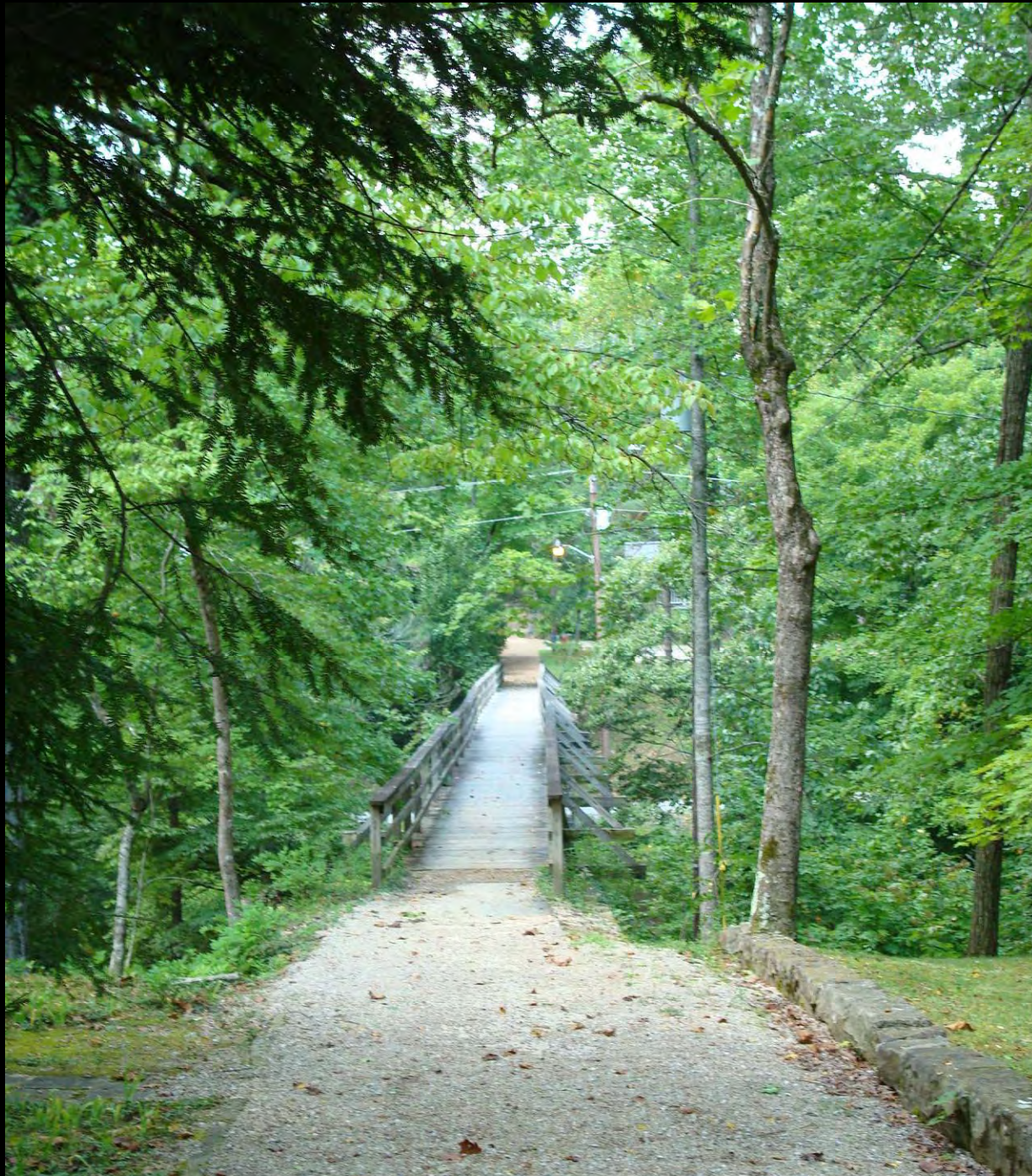


























Grider Construction Inc.
967-6368 FAX 967-7712
Suite #7
Email: griderconstruction@bellsouth.net

107 North Porter St.

107 NORTH PORTER ST.
SUITE 7
967-6368

Amelays
Home Health Care
931-962-4663
800-876-8266

JAMES C. THOMAS
ATTORNEY AT LAW
931-967-0816

Curves
931-862-0300









Case Studies

South Burlington, Vermont



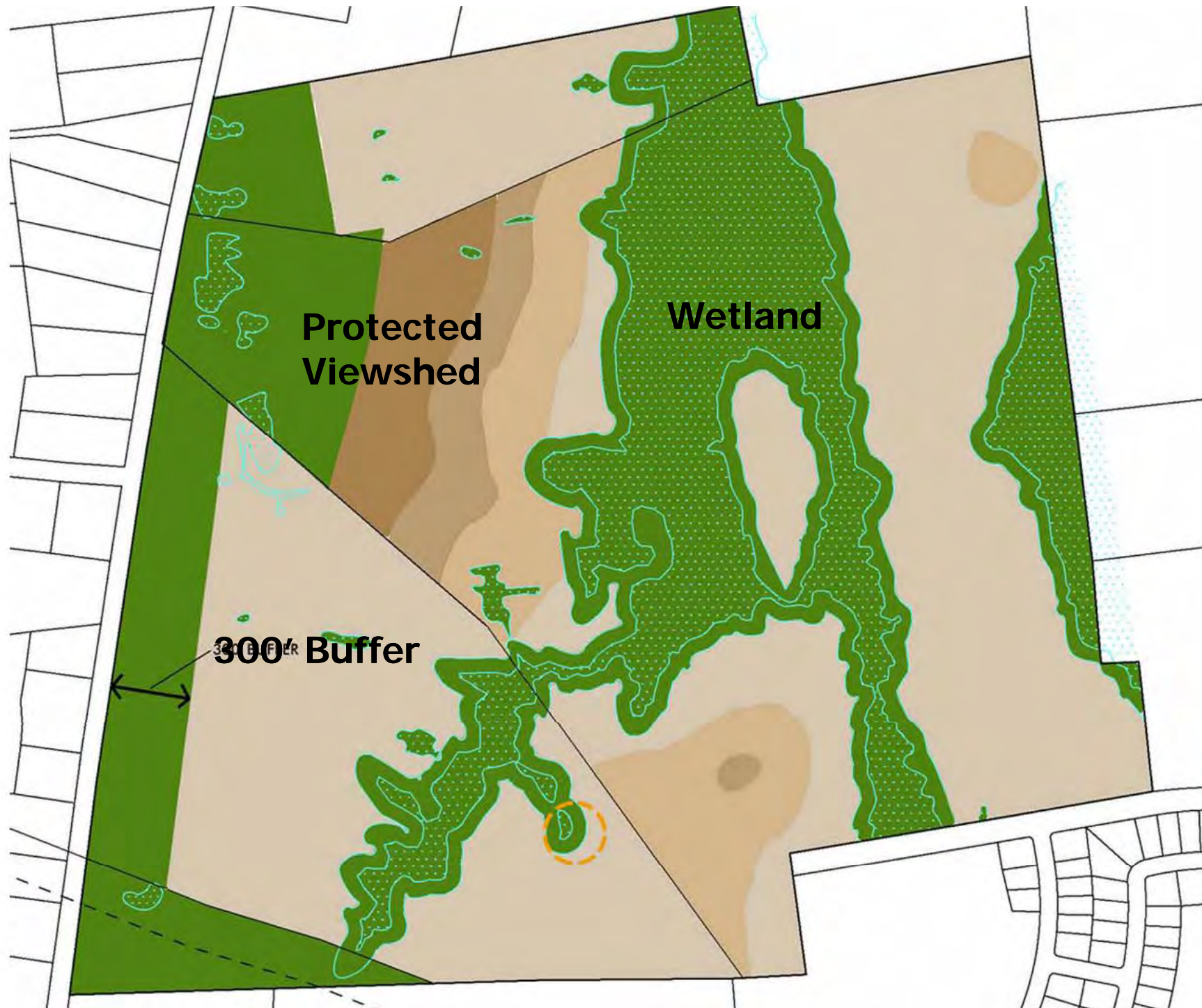
Lake Champlain

Downtown Burlington

South Village







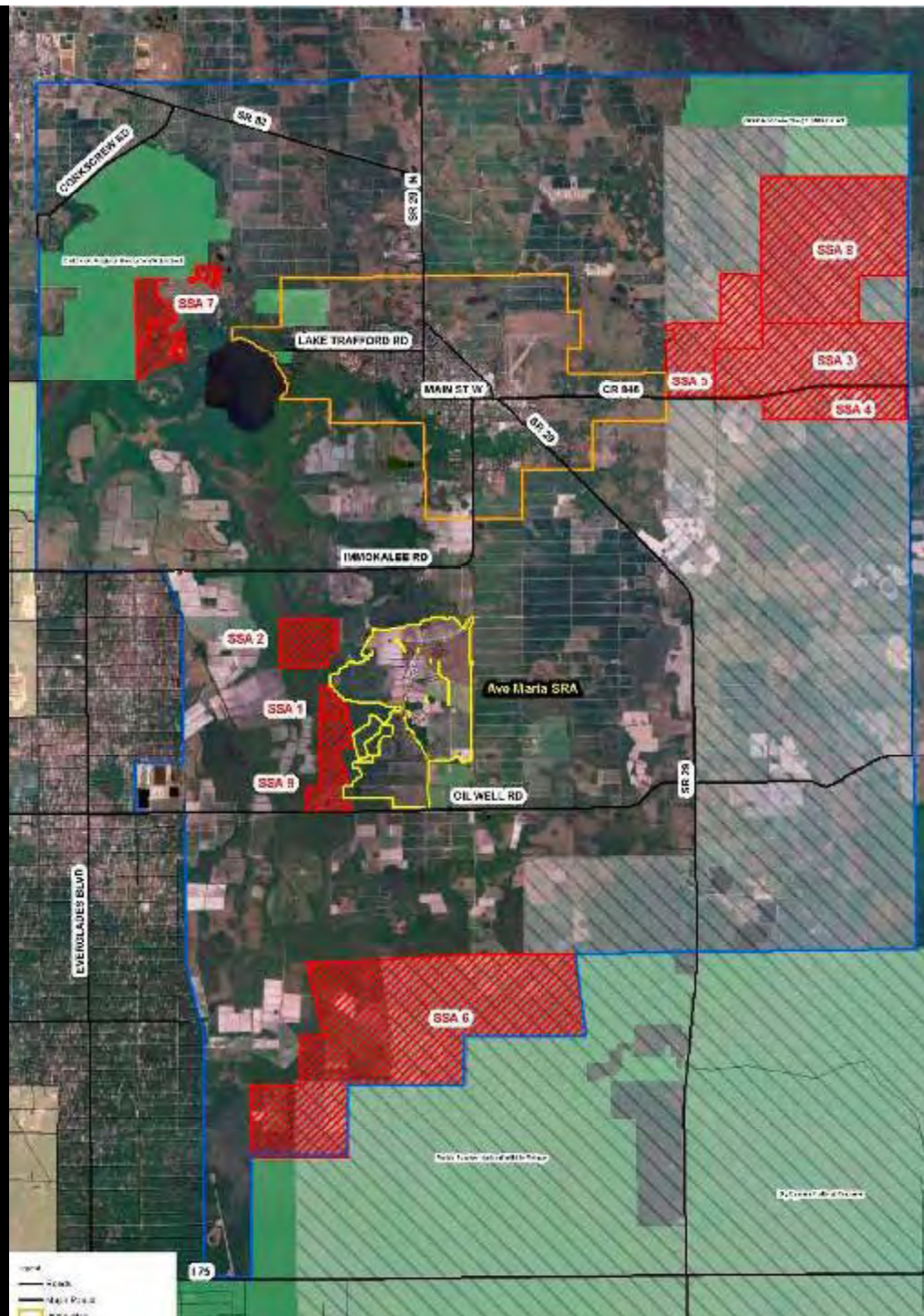




A scenic landscape of Collier County, Florida. The foreground shows a grassy hillside with small white flowers. In the middle ground, there are rolling hills, a field with a white horse, and a small building. The background features a large, dark, forested hill under a dramatic, cloudy sky. The text "Collier County, Fla." is overlaid in a large, white, serif font.

Collier County, Fla.









Central California

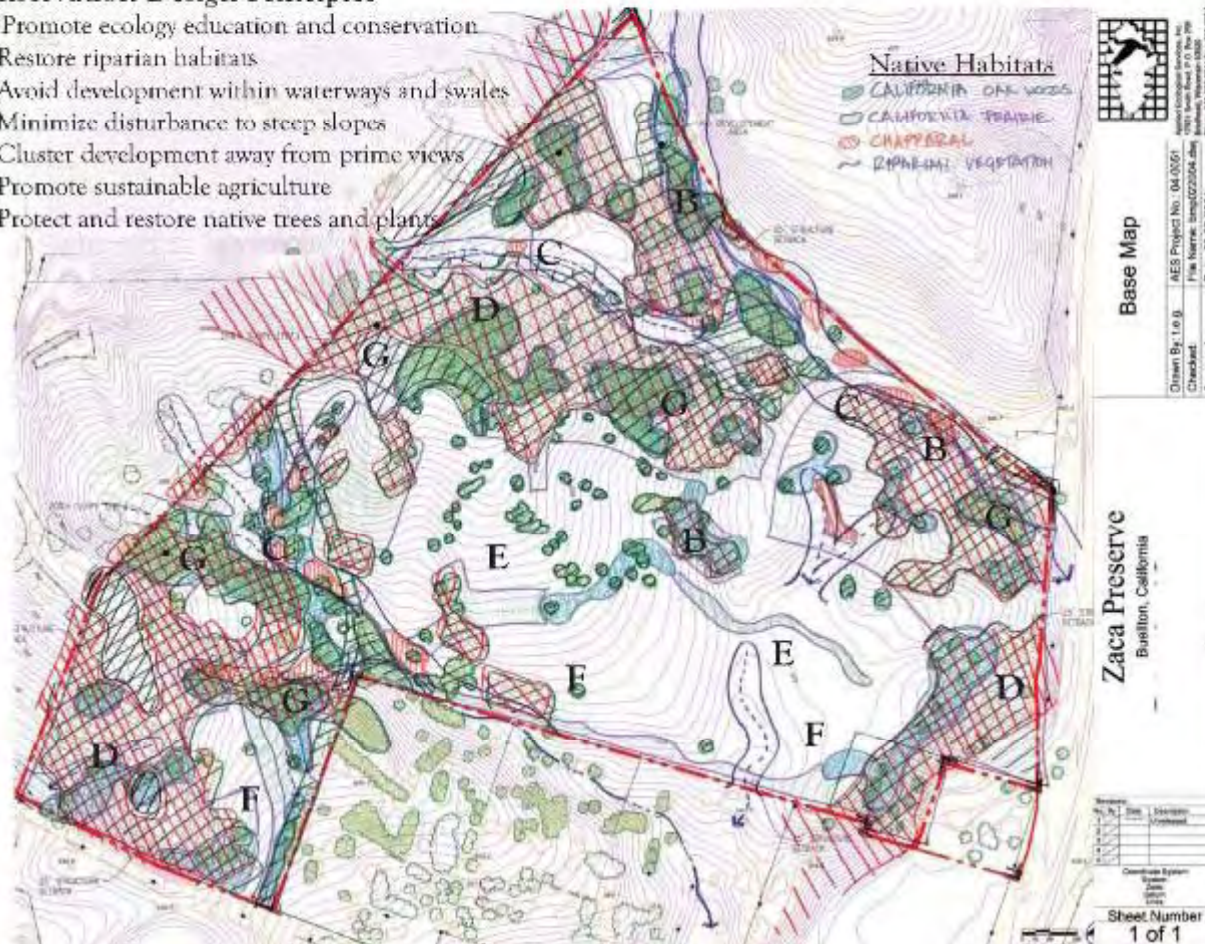




CONSERVATION DESIGN PROCESS & PRINCIPLES

Conservation Design Principles

- A. Promote ecology education and conservation
- B. Restore riparian habitats
- C. Avoid development within waterways and swales
- D. Minimize disturbance to steep slopes
- E. Cluster development away from prime views
- F. Promote sustainable agriculture
- G. Protect and restore native trees and plants



Map of resource protection areas prepared at initial design charrette

Conservation Design Process

Conservation design is the process of identifying and protecting natural, agricultural and cultural resources on a site while creating opportunities for appropriate and low-impact development. Throughout the last 25 years the practice of conservation design has grown rapidly and resulted in the protection of hundreds of thousands of acres of natural resources. Here are the steps that the Zaca Preserve Conservation Design Team used to achieve this vision:

1. Evaluate the Natural Systems
 - Topography
 - Waterways
 - Soil Conditions
 - Plant Habitats and Tree Stands
 - Wildlife Corridors
2. Respect Significant Views and Historical Sites
 - Ridge Top Sites
 - Views to the Site
 - Views from the Site
 - Cultural and Historical Sites
3. Map Resource Protection Areas
4. Identify Low Impact Home Site Areas
5. Site Buildings and Roads to Respect Protection Areas

Randall Arendt, one of the designers for Zaca Preserve, wrote two of the definitive books on this topic: *Rural by Design* and *Conservation Design of Subdivisions*.

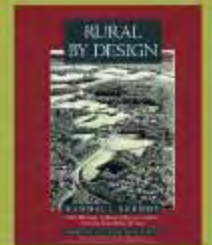
Conservation Design of Subdivisions

Conservation Design of Subdivisions



Randall G. Arendt

Author of the book 'Conservation Design of Subdivisions' and 'Rural by Design'



Stewardship of the Land



By applying conservation design principles thoughtfully and consistently to the design of Zaca Preserve, the environmental impact of each 5 acre conservation design lot and the entire site aggregate will be significantly lower than the typical development pattern of a 5 acre or 20 acre agricultural preserve lot in the Santa Ynez Valley. To achieve this lower impact, the conservation plan for Zaca Preserve is founded on five principles:

1. Identify, protect and restore native landscape areas by removing non-native plants and creating and maintaining a native plant restoration plan.
2. Identify and cultivate the lands most suitable for prime agriculture.
3. Create a perpetual and legally binding conservation easement on all agricultural and ecological preserve areas including all native landscape areas within home sites.
4. Through careful site design, locate small footprint home sites with consideration for: avoiding ridge tops, water ways, steep slopes, near neighbor views, existing trees, unique habitat areas and prime agricultural areas.
5. Create shared use community open space facilities such as community barns, a ballfield and an equestrian arena to reduce the need for private lot facilities.

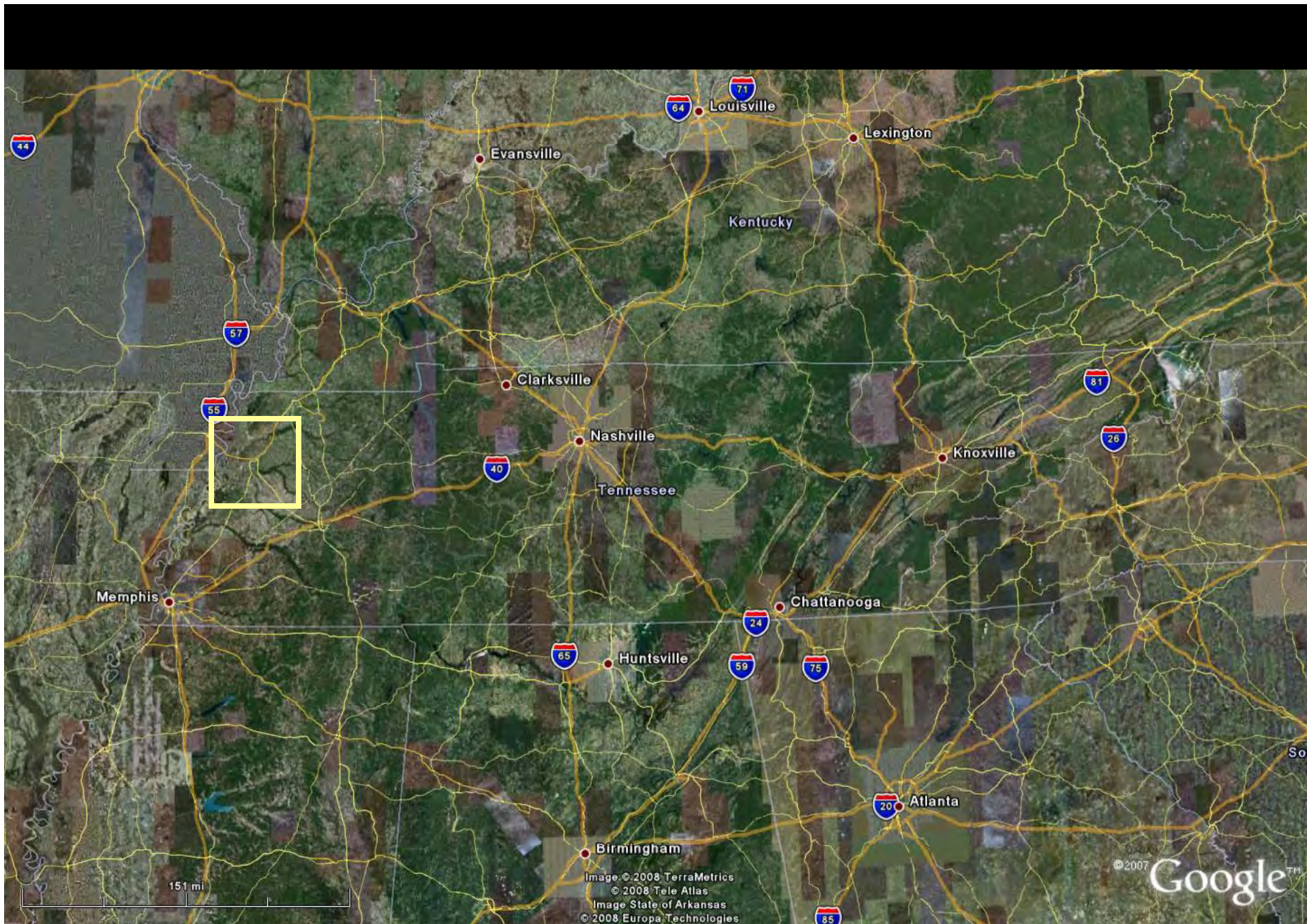
Land Uses	Approx. Acres	Approx. % of Site
Agro-Ecology	=109	=76%
27 Home Sites	=20	=15%
8 - 12 Farmworker Housing Apts.	=5	=3%
Community Barn & Recreation	=2	=1%
Roads, Lanes & Trails	=7	=5%
Total	143 acres	100%



Home to Tennessee













Canadian National
Railroad

Infill
Buildings

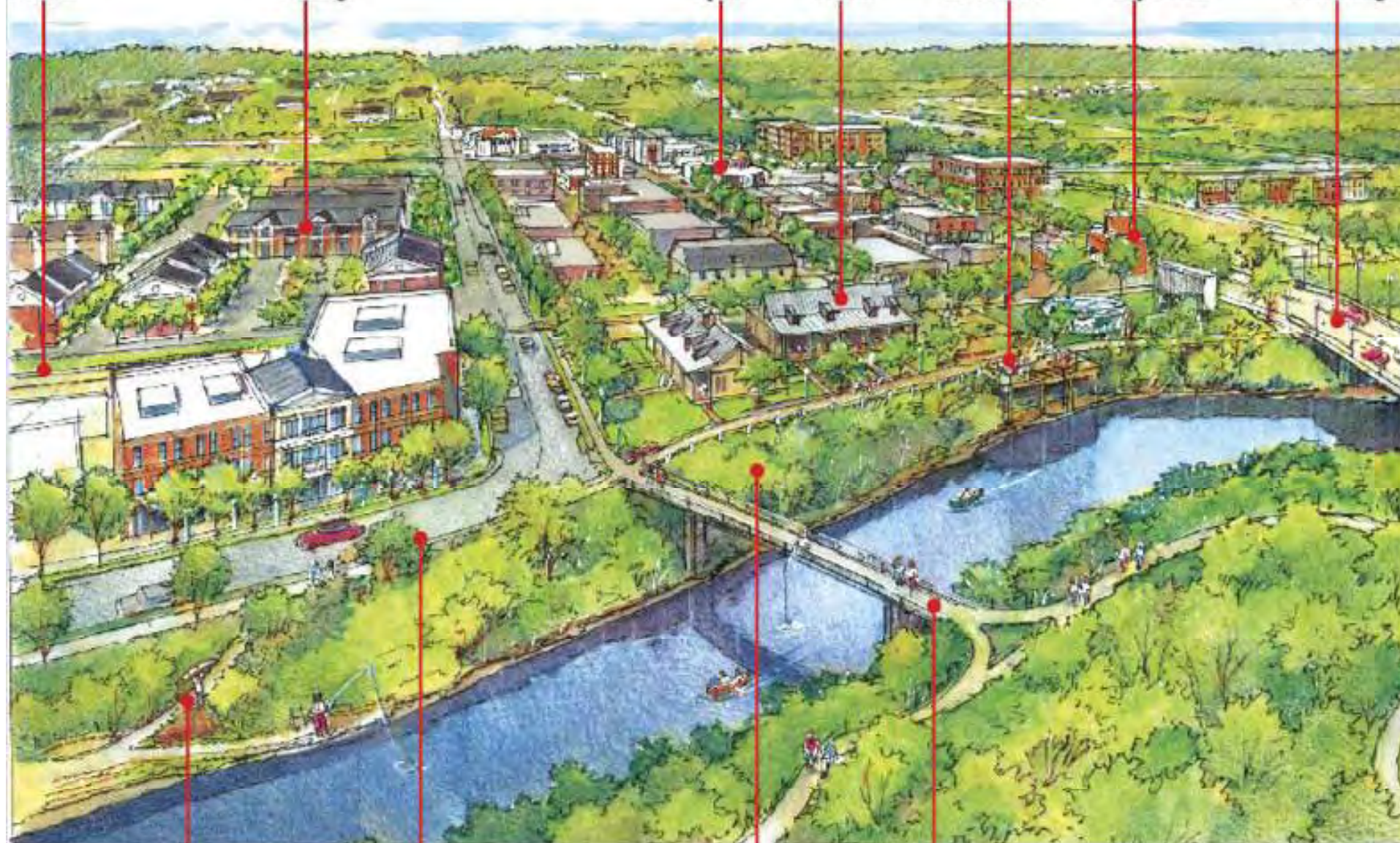
Courthouse
Square

Farmer's
Market

Mill Avenue Plaza
& Overlook

Water
Department

South Main
Street Bridge



Access to the River

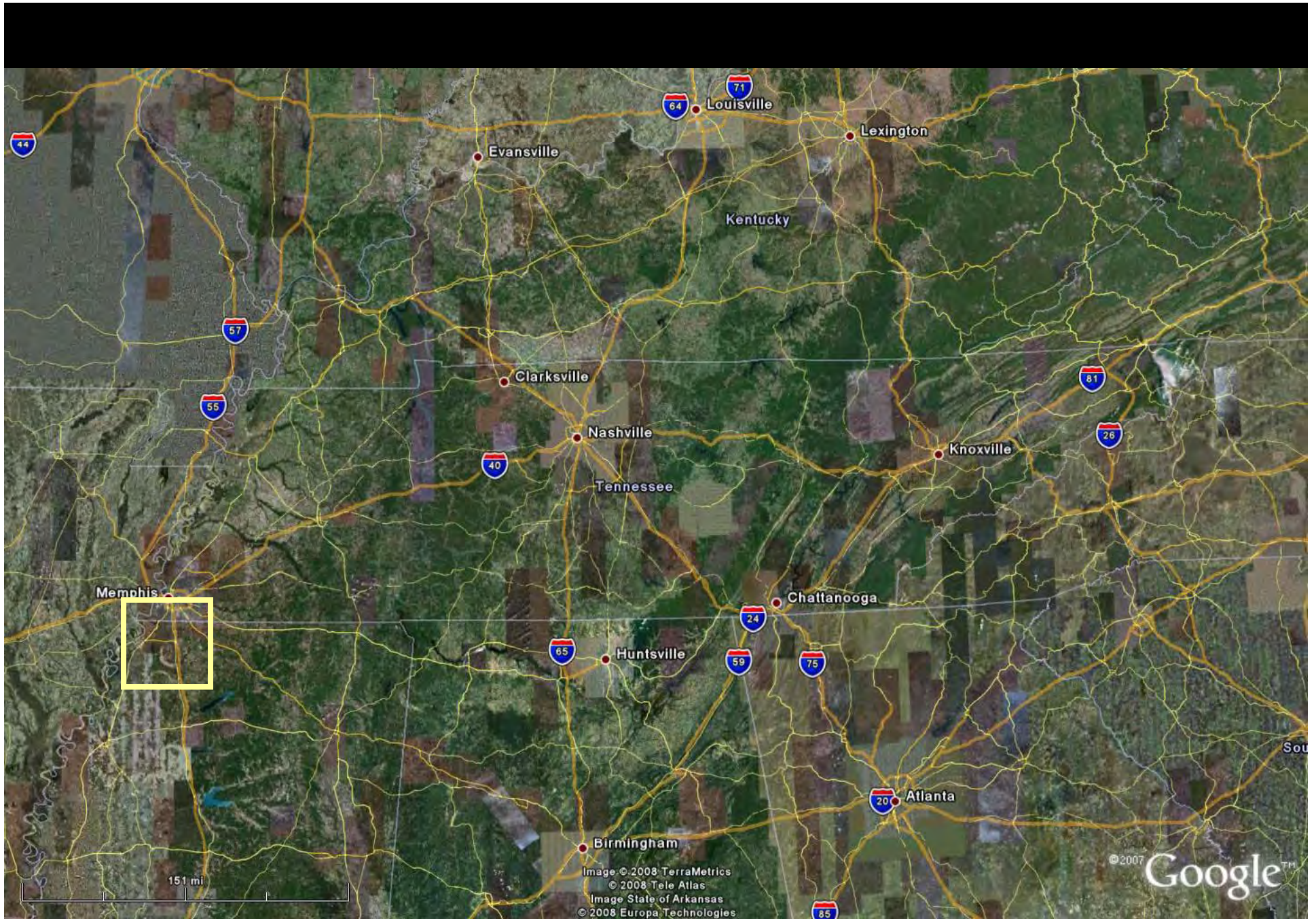
New Riverfront Street

New Riverfront Park

Church Avenue Pedestrian Bridge

A landscape photograph showing a vibrant green field in the foreground, with a dense line of trees and rolling hills in the background under a cloudy sky. In the lower right foreground, there is a cluster of tall green grass and some yellow wildflowers. The text "Hernando West" is overlaid in the center of the image in a white, serif font.

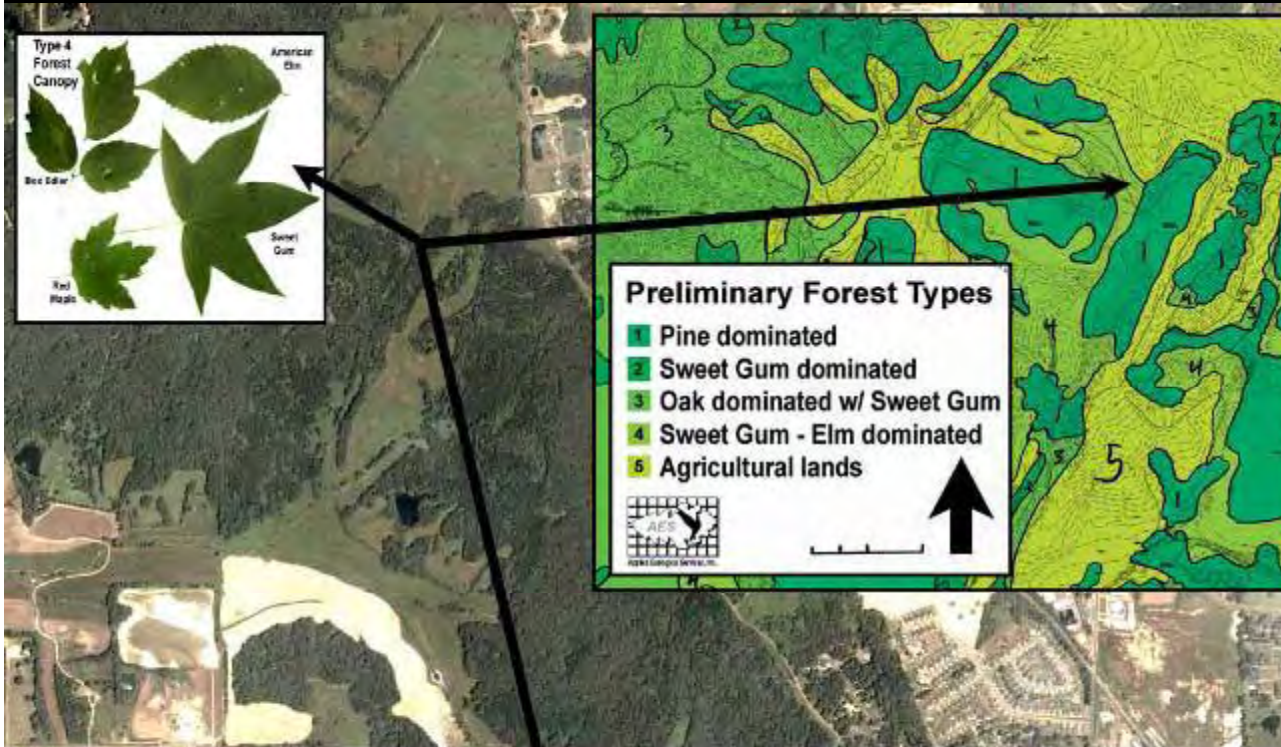
Hernando West







Master Plan



Canopy Type 4 - Sweet Gum + Elm dominant
w/ red maple + box elder + cherry + red oak + nettles + poke weed
elder berry + grape vine + green briar + tupelo + black willow

TRANSITION

Canopy Type 1 - Loblolly Pine dominant
w/ juniper + winged elm + persimmon + hickory
black jack & scrub oak + sassafras + bramble



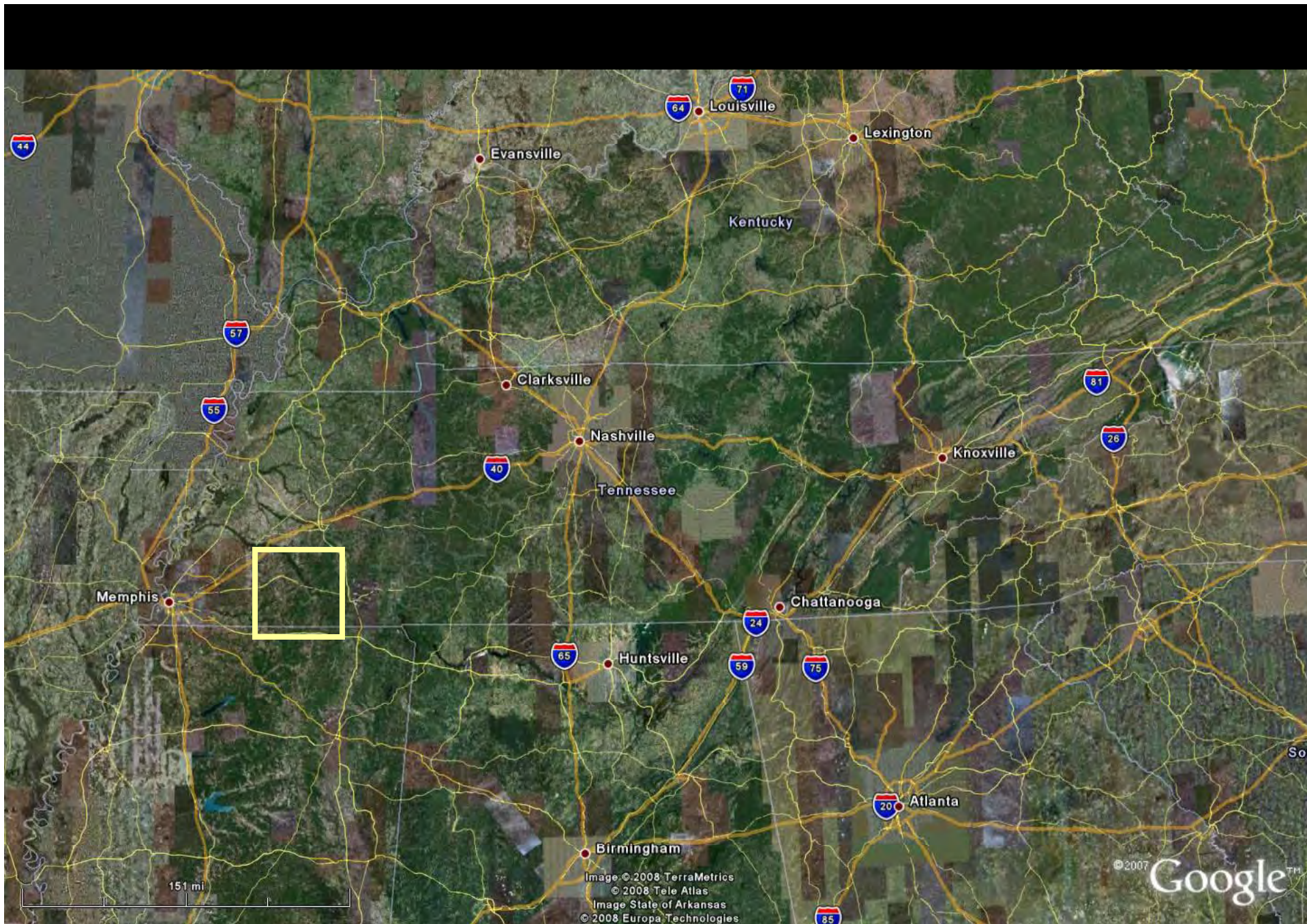




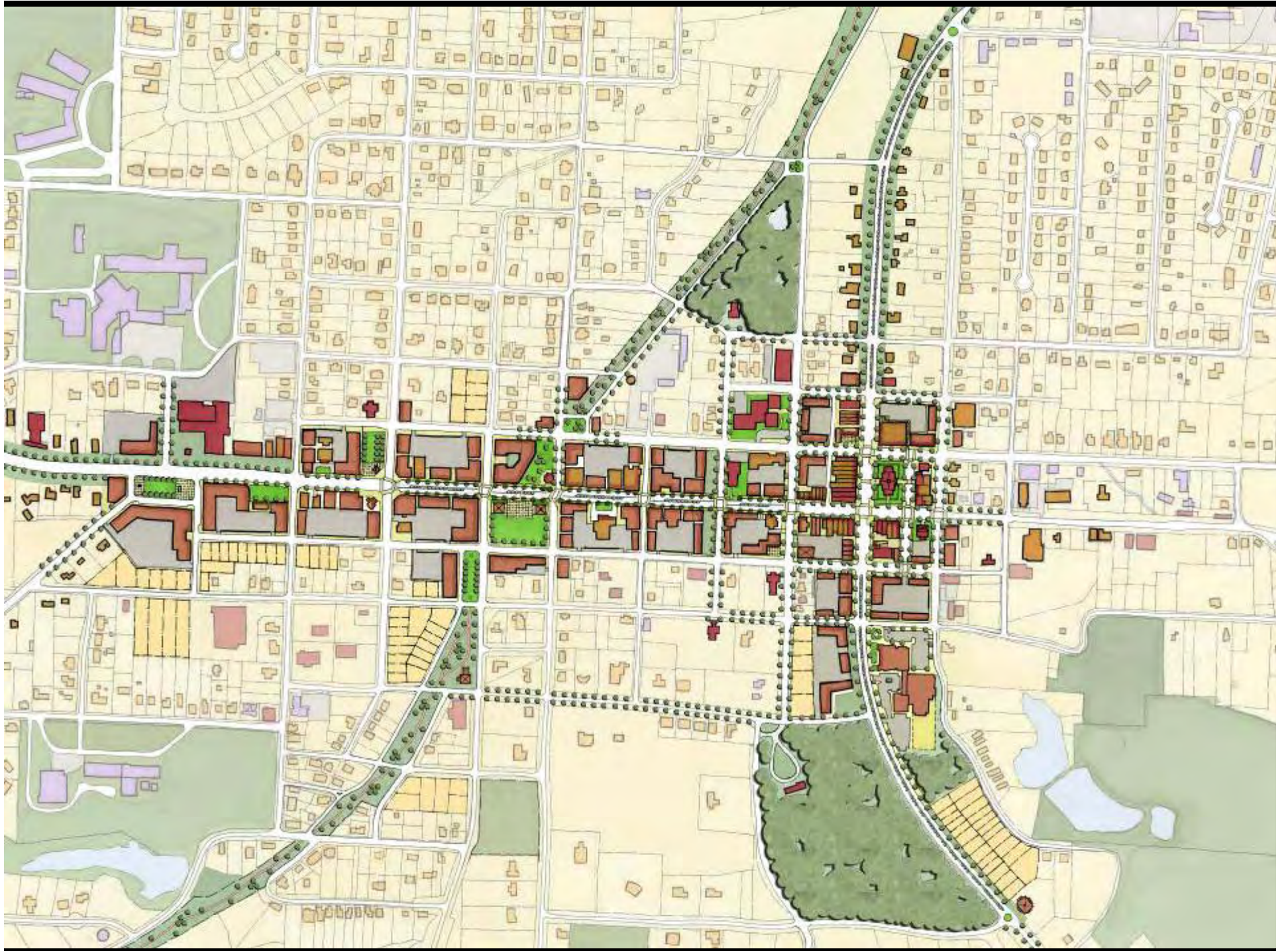


An aerial photograph of a vast, green rural landscape. In the foreground, a dark wooden fence runs diagonally across the frame. Beyond the fence is a large, open green field. In the middle ground, there are several small buildings, including a prominent one with a red roof, and a small pond. The background features rolling hills and a line of trees under a clear sky.

Bolivar











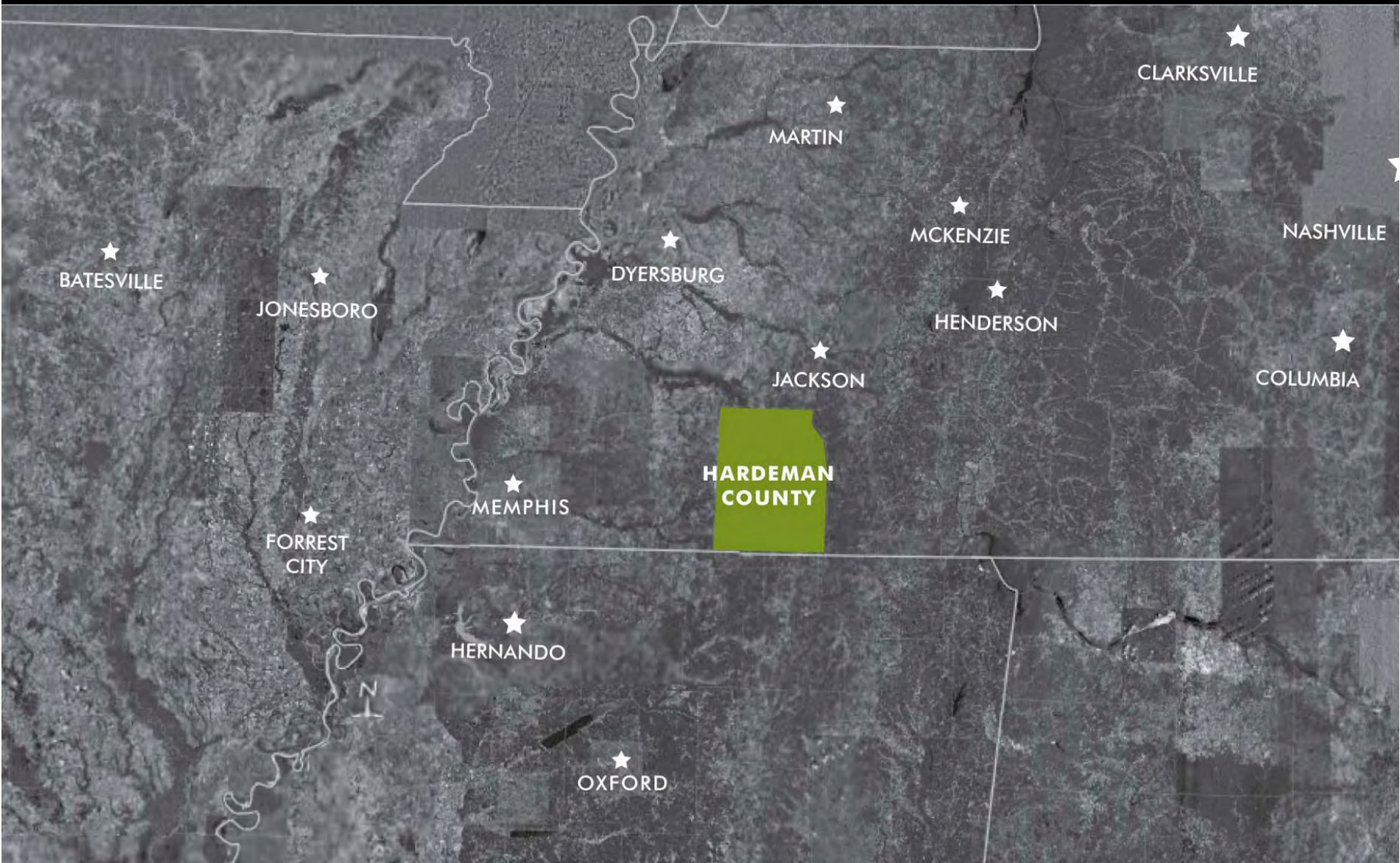


Presentation to the Governor

Hardeman County, Tennessee

November 19, 2007

Hardeman County



Hardeman County

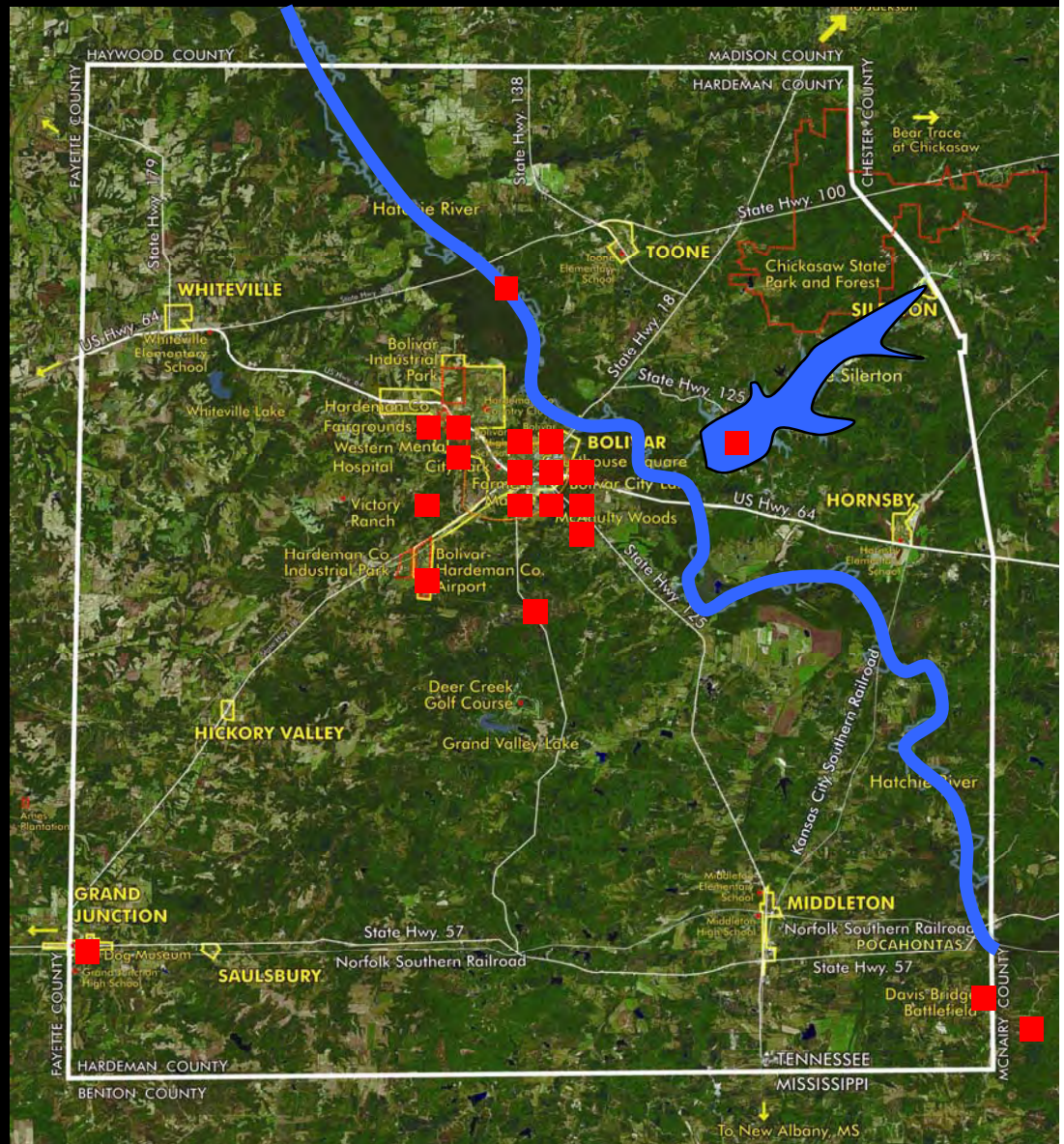


Hardeman County Facts

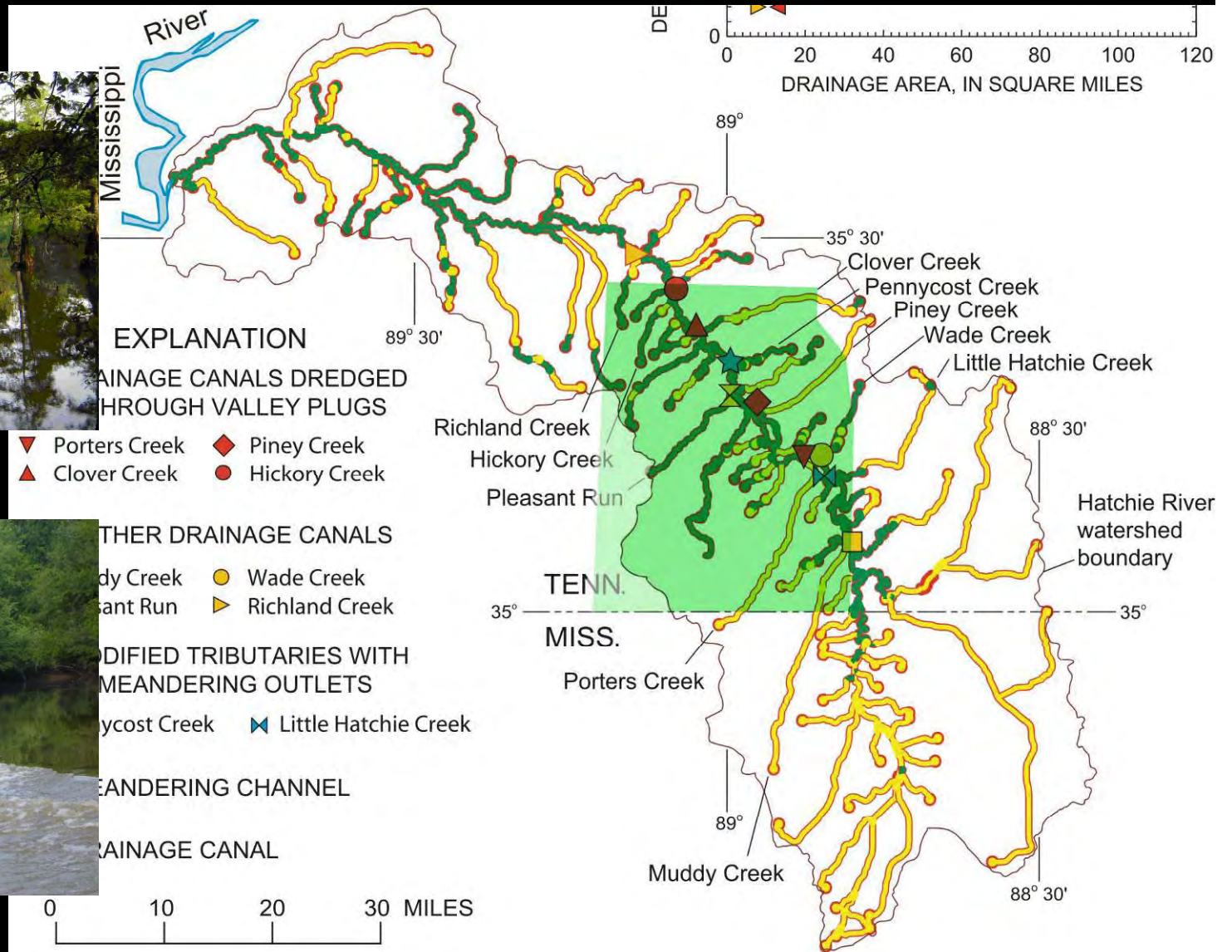
Population Growth	Stagnant
Commuters	Twice more leave than come
Unemployment	Highest of 9 counties Twice state average
Per capita income	65% of TN, 58% of US ave.
Poverty	20% below, 1½ times state ave.
Graduation	65% complete High School 7% earn Bachelors
House values	65% of state average

Wide-ranging Initiatives

Hatchie River
Lake Silerton
Downtown Bolivar
County Airport
Davis Bridge Battlefield
Highway By-Passes
East Bolivar
Criminal Justice Center
Farmers Market
Historic Districts
WMHI
Museums
Boys & Girls Club
State Land
Courthouse Square Revitalization
Industrial Park
Regional Community Center
Broadband/WiFi
Upscale Hotel



The Hatchie River



Lake Silerton



Lake Silerton

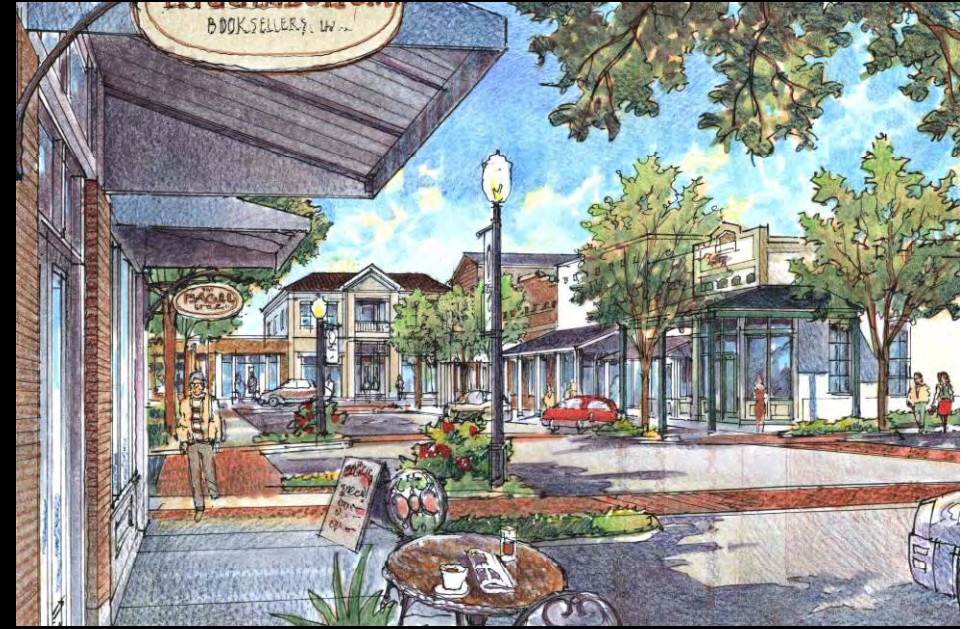


Bolivar Downtown Master Plan



Bolivar Downtown Master Plan
City of Bolivar / Bolivar Downtown Redevelopment Corporation
August 6, 2007

Bolivar Downtown Master Plan



Bolivar Farmers Market



Courthouse Square Revitalization Act



Highway By-Passes



Highway By-Passes

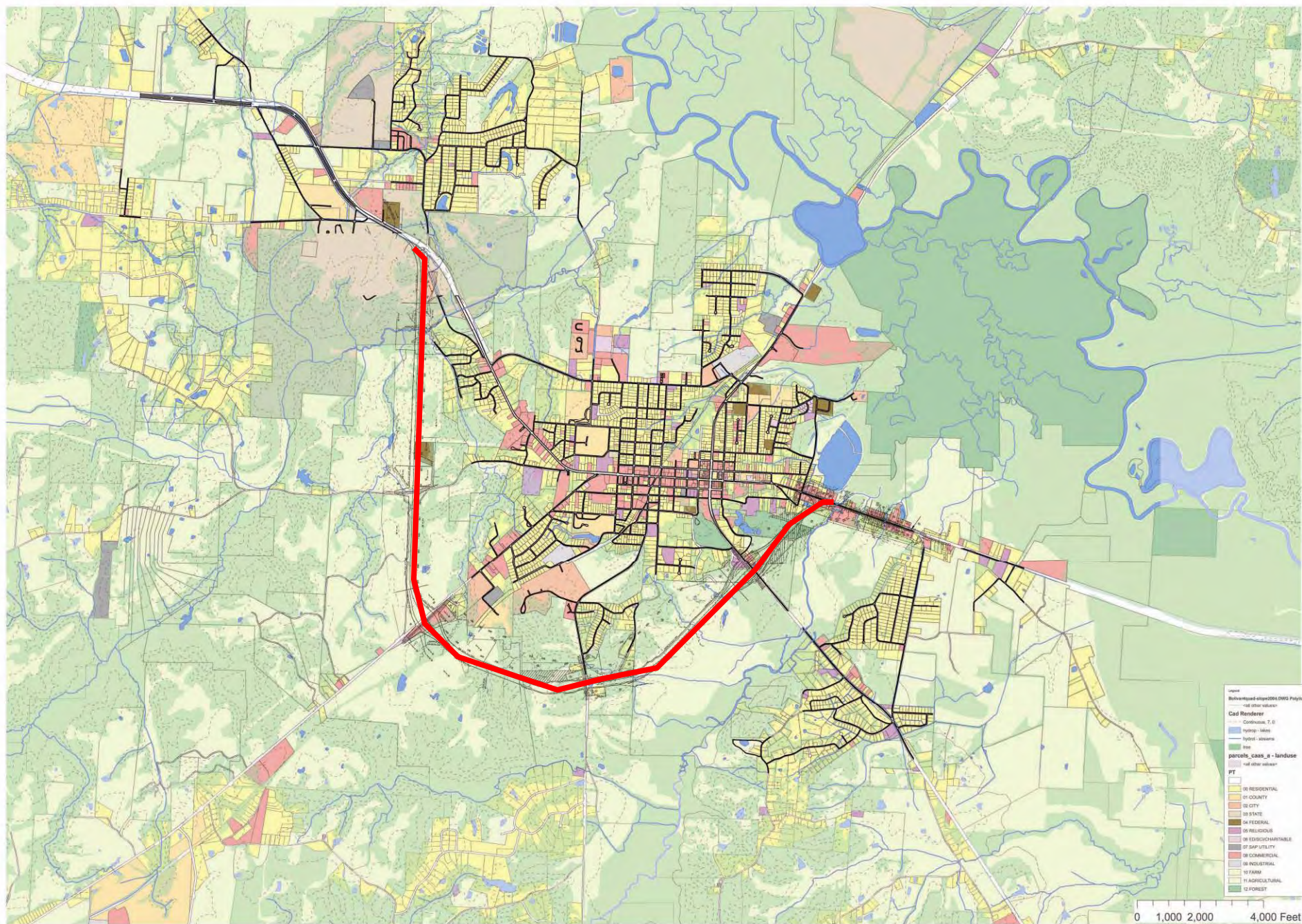


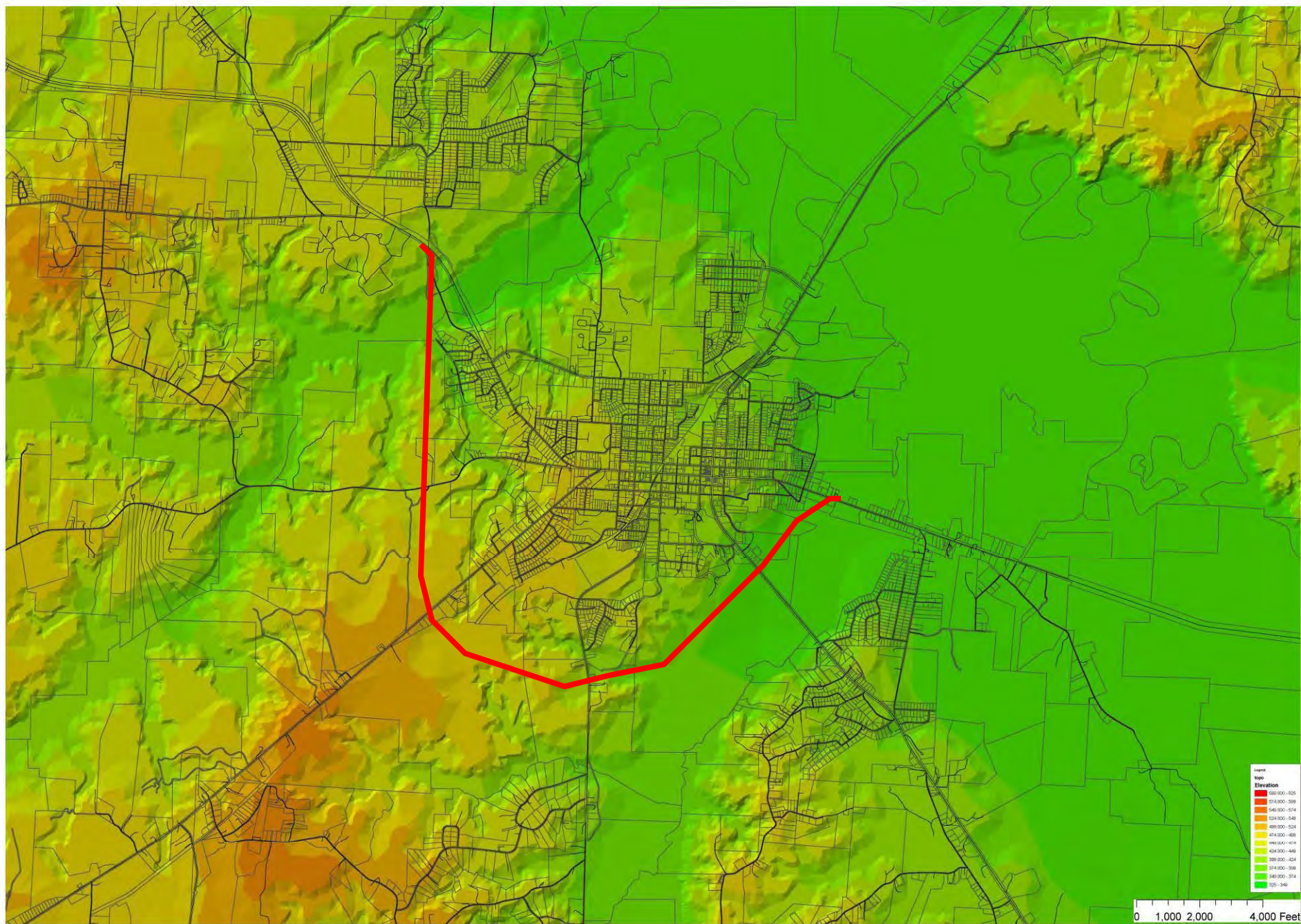
Highway By-Passes

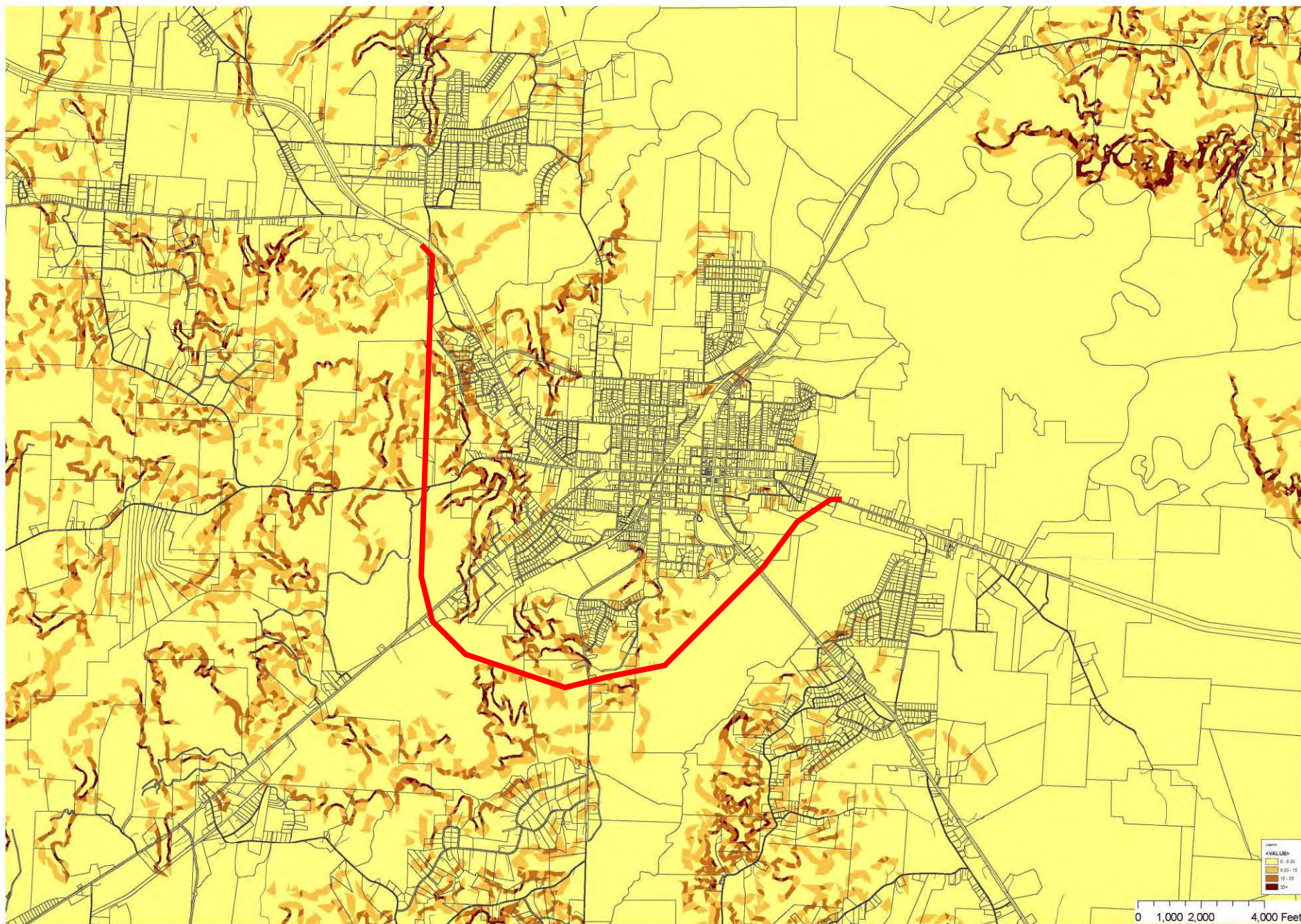


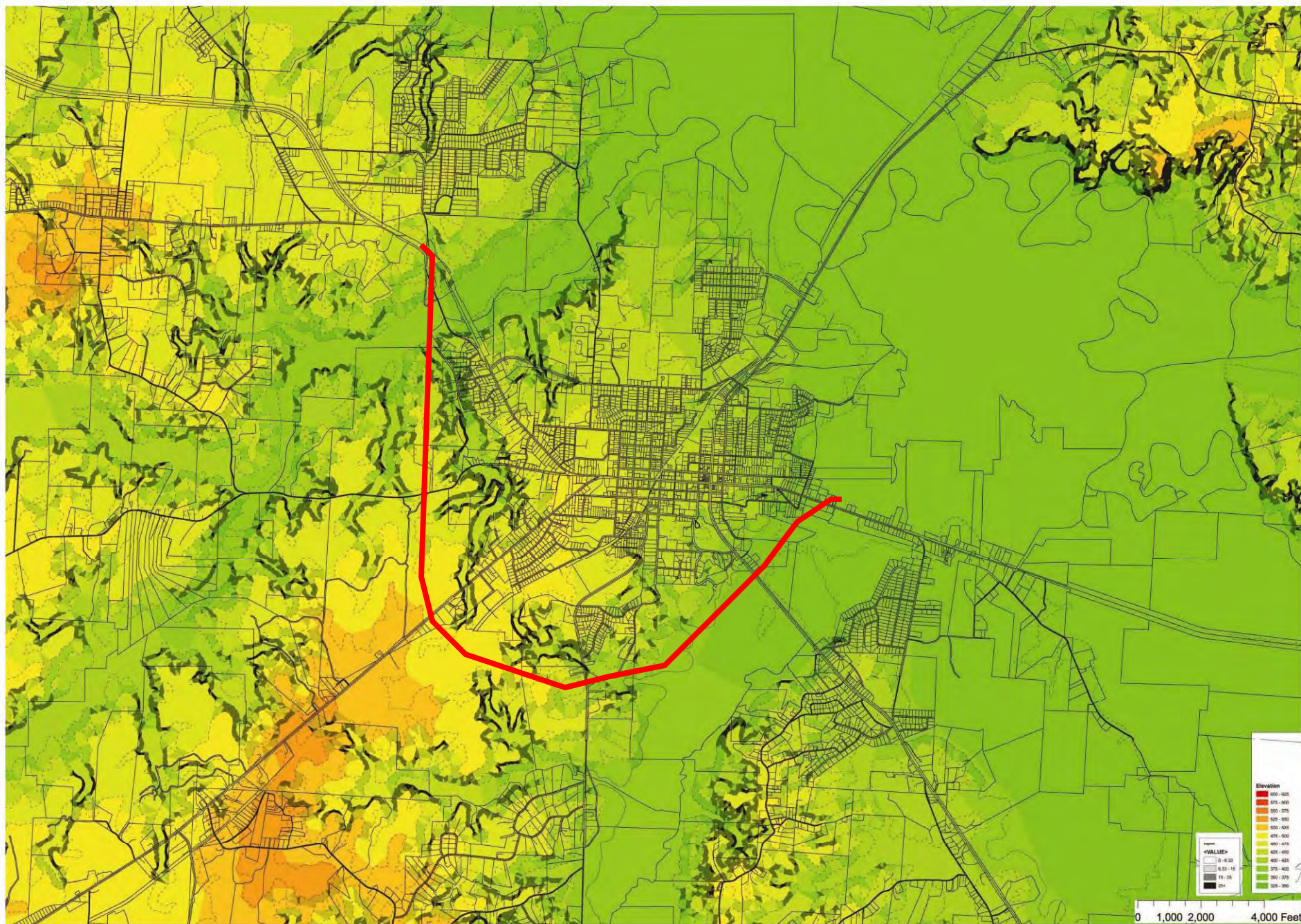
A photograph of a paved path leading through a wooded area with bare trees, with the text "Striking Balance" overlaid in the center. The path is made of asphalt and leads into a residential area with houses and more trees in the background. The trees are mostly without leaves, suggesting a late autumn or winter setting. The text is in a large, yellow, serif font.

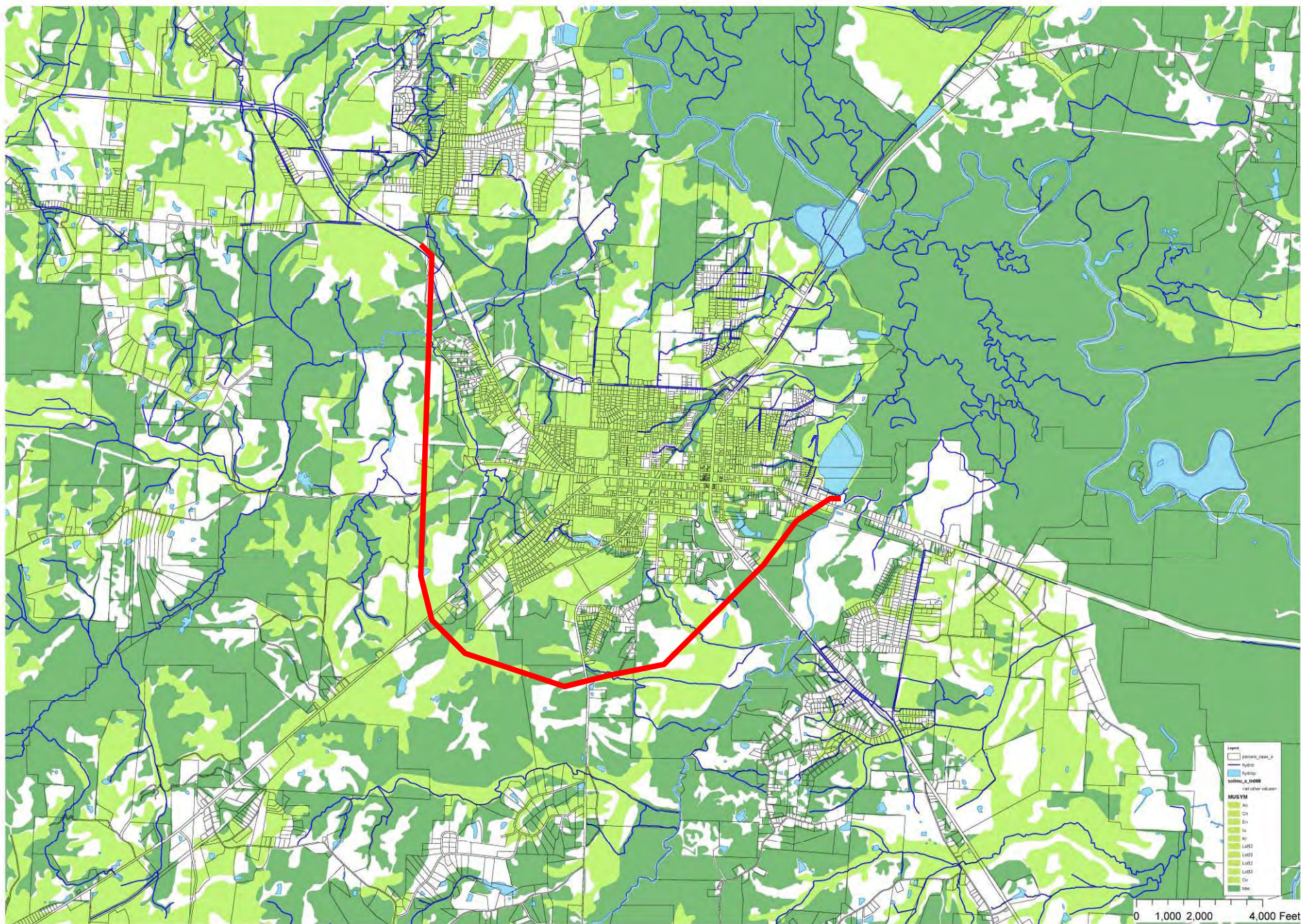
Striking Balance











A scenic photograph of a rural landscape. A paved road with two yellow lines curves through a lush green field. In the background, there is a large, weathered barn with a red roof. The scene is surrounded by trees and rolling hills under a clear sky.

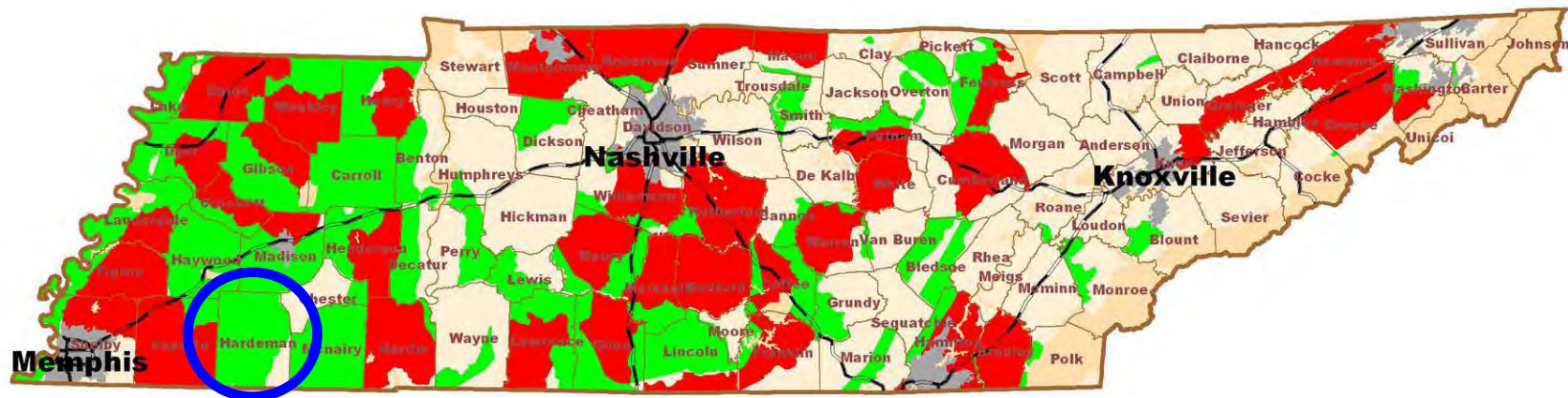
Rural Stewardship

Test Case for Rural Stewardship

FARMING ON THE EDGE

Sprawling Development Threatens
America's Best Farmland

Tennessee



Legend:

- High-Quality Farmland & High Development
- High-Quality Farmland & Low Development
- Federal & Indian Lands
- Urban Areas
- Other Lands

Why Rural Stewardship

Preserve and Enhance Quality of Life

Ecological Responsibility

Attraction and Retention of Talent

Competitive Edge

National Attention

Leave a Legacy



Rural Stewardship

Patterns, Use and Form

Patterns of Development
Good Forms
Streets and Roads

Land Use
Bringing together Residential and Commercial
Crossroads to Towns to Cities

Homes, Jobs, Agriculture and Nature

Farmland and Farmers
Housing for All

Appropriate Development for Towns and Highways

Ecology and Environment/Heritage and Cultural Assets

Wildlife and Habitat Conservation
Greenways and Buffers

Water Quality
Open Space Design

Leadership

Incentives & Regulations
Understanding

Staffing
Toolbox



Guiding Principles of Rural Stewardship

1. **Rural towns are nonrenewable resources** – protect and improve them.
2. Rediscovering the **distinctive and unique attributes** is fundamental to the future of rural towns.
3. The **protection of the natural and agricultural environment** is indispensable.
4. Future development must respect the **traditional forms of buildings, streets & roads, mixture of uses, and patterns of development.**
5. **Strong downtown cores** make for strong rural towns.
6. Personal experiences, housing, and recreation must exist for **people of all ages and incomes.**
7. Your own local experts – **leaders and citizens** – must be engaged in this process, and they are on your own Main Street today.
8. Rural towns need **a toolbox** to find their own planning answers No rural town's future is preordained.
9. Rural towns find **strength in numbers** and lessons from target towns.
10. Success in Rural Stewardship will come only with **unified leadership** and creation of **incentive-based programs.**





Steve Auterman
(901) 521-1440

Hunter Gee
(615) 726-1110

Looney Ricks Kiss
www.lrk.com

ruralstewardship@lrk.com



Baton Rouge
Boulder
Celebration
Dallas
Jacksonville
Memphis
Nashville
Princeton
Rosemary Beach

Looney Ricks Kiss Architects

